



Handyside Street, London

Welcome to Capella, 120 a spacious development of apartments and townhouses. With architecture by Allies and Morrison, and interiors by Johnson Naylor.

Live with everything on your doorstep. Private re-sale - building sold out - a 2 bedroom, 2 bathroom brand new apartment on the 5th Floor of Capella offering 862sq ft with balcony.

At Capella we've designed our apartments as open and adaptable spaces that give you the room to create a home style suited to you.

Balancing modern technology with exceptional interior design, our apartments are more than a just place to live. An unrivalled style of living in the heart of iconic King's Cross.

Capella is designed as an organic, 'living' space, where natural elements and man-made materials come together in a seamless balance.

Flooded with outside light

Rooms are flooded with outside light that streams over the greenery and planting that surrounds you. A space crafted in equal parts, of exceptional quality and complete comfort.

Craft in every finish, surface and feature.



Creating a seamless journey through the park to home. Flooded with natural light and greenery, effortlessly inviting the outside in.

Capella's living spaces radiate warmth, colour and character – with craft in every finish, surface and feature.

Capella is a home that brings the outside in.

From your living room's light-filled space, to the soothing glow of your spacious bathroom, thoughtful design is balanced with mindful lighting. Integrated storage, floor-to-ceiling windows, walk-in showers and tactile finishes create rooms that are exceptionally serene.

Extend your home, with spaces for dinner parties and gatherings, host meetings with colleagues in versatile workspaces. Get together to play, be entertained or inspired, in the games room, or secret cinema.

Lease 250 years
Maintenance £9.35 per sq ft per annum



Capella offers a total of 176 homes, a diverse collection of 120 generously proportioned studio, one-, two-, and three-bedroom apartments and maisonettes, as well as 56 beautifully designed social rented apartments, creating a diverse and inclusive community.

Apartments are designed to the highest standards, blending innovative technology with bespoke design.

King's Cross offers the ultimate in creativity, where the finest lures of dining, design, culture, and couture all claimed by fashionable neighbors.

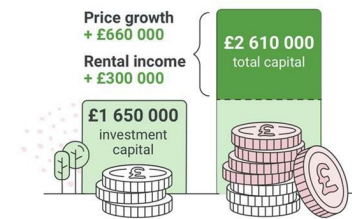
Just a stone's throw away of 50 boutiques, restaurants, and coal drop's yard shopping district is the perfect place to indulge your creativity. Stretch your legs in the verdant open space of Lewis Cubitt Park. There's always something new to explore, whether you're enjoying global cuisine or taking in the newest trend.



– HOW MUCH ROI AND PROFIT CAN IT BRING IN 5 YEARS?

Based on the data by PwC on property prices and rents dynamics.*

2,5–4,5% annual rental income 5–10% annual price growth per square meter



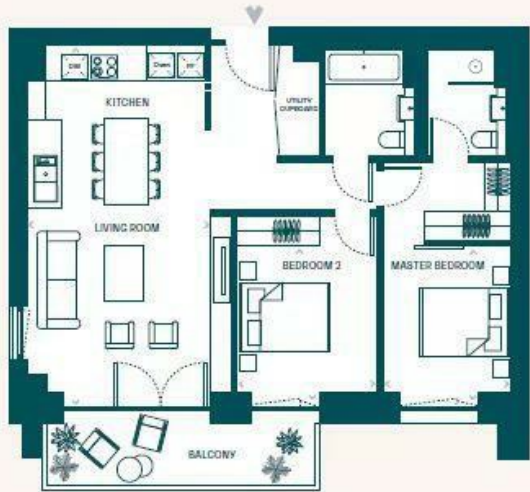
With an annual profit of 3.5%

draft

2 Bedroom apartment: Type 2A

A02.03, A04.03, A05.03, A07.03, A08.03, A10.03, A11.03

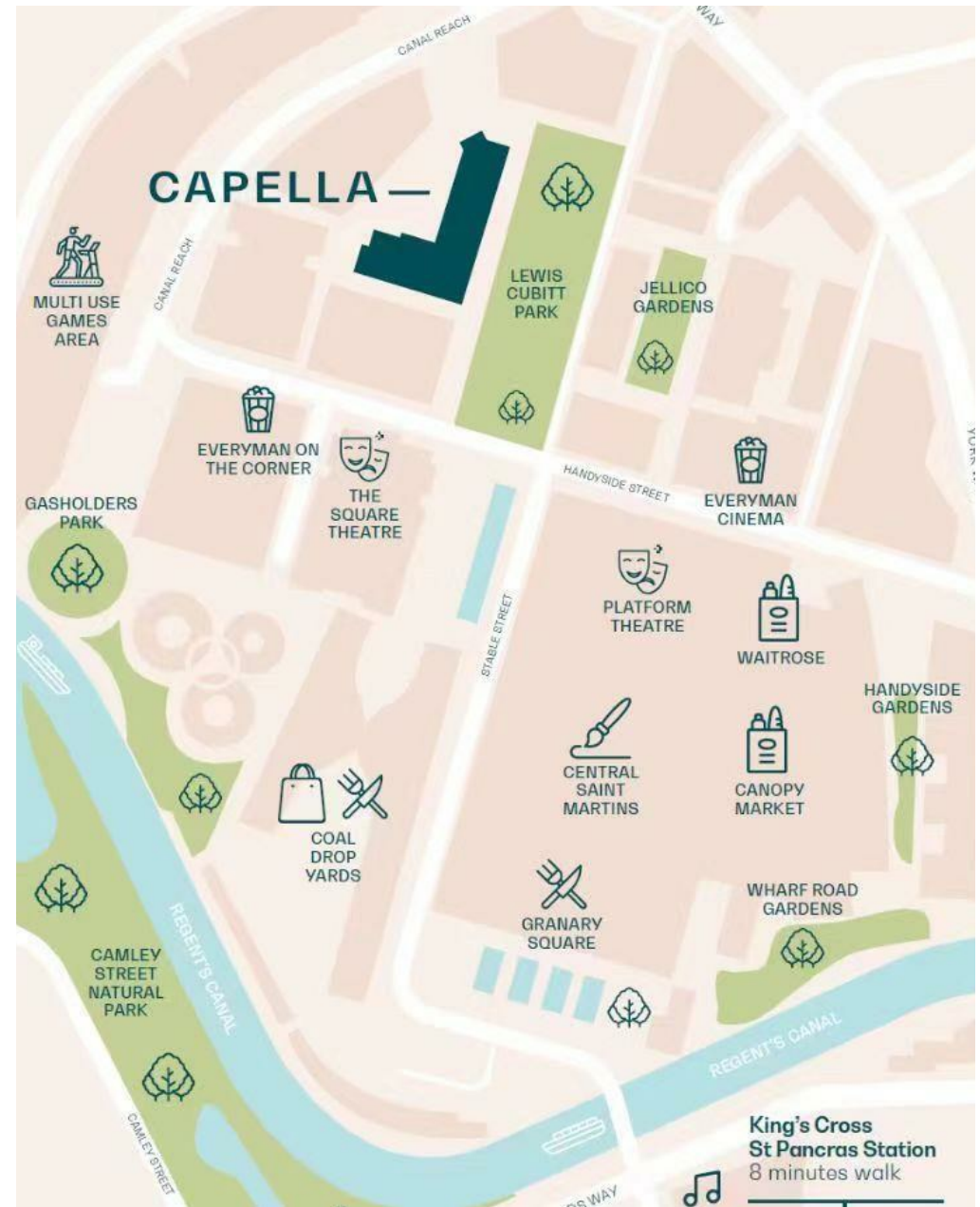
Total Area	Kitchen/Living	Master bedroom	Bedroom 2	Balcony
80.1 Sqm	7.76 x 3.94 m	3.46 x 2.85 m	3.46 x 3.04 m	5.42 x 1.66 m
862 Sqft	25' 6" x 12' 11"	11' 4" x 9' 4"	11' 4" x 10' 0"	17' 10" x 5' 5"



Measurement Points: DW Dishwasher FF Fridge/Freezer Oven Oven or Ovens

Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment. All total areas are Net Saleable Areas.

32 - 33



t: 01273 477377

e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk